1834 E Southern Manor, Terre Haute, IN Walk-Through Inspection Before Move in

Date: Dec 10th 2024 (just got the keys for apt yesterday before closing so took updated photos before starting to move -in)

New Tenant Name: Scott Archer

Have taken possession of this duplex apt last night, most of these known issues and cleaning wasn't done. It was agreed I wouldn't be liable for pre-exising issues.

Issues Summary (photos attached):
Cleaning lady doesn't appear to have made it to apt to clean these things, such as the garage and appliances, I agreed to go ahead acquire apt with these known issues as long as I'm not liable for previous issues cause by previous tenant(s). (not complaining, just don't want to be held liable for issues caused by previous tenant(s) if I shall ever move out.

I also found likely reasons for dog smell in garage (mopped up the black grime, urine stains more visible in daylight so took updated photos of garage floor. Summary of things I noticed:

Garage:

- **Dog smell in garage**
- **Urine stains in garage floor (may be part of reason for the dog smell)**
- **Grimy garage floor**
- **Large nail / screw holes in garage walls.**

Dirty appliances:

- **Freezer in fridge also wasn't cleaned**
- **Oven also doesn't appear to have been cleaned.**

Windows:

- **Hole in window screen (master bedroom),**
- **Eaten / chewed up window frame in living room,**
- **Minor bend in window screen in 2nd bd.**

Doors:

- **Dented exterior main entrance door,**
- **Crease indentation in door entrance to garage**
- **Hole in utility closet door.**

Walls / Paint (same issues as walk-through before I moved in, so not many new photos needed):

- **Some dents in walls, patches, some marks and scuffs on wall paint, some small nail holes thoughout in the duplex unit (garage has large nail / screw holes throughout its walls, however).**

Bathroom Floors:

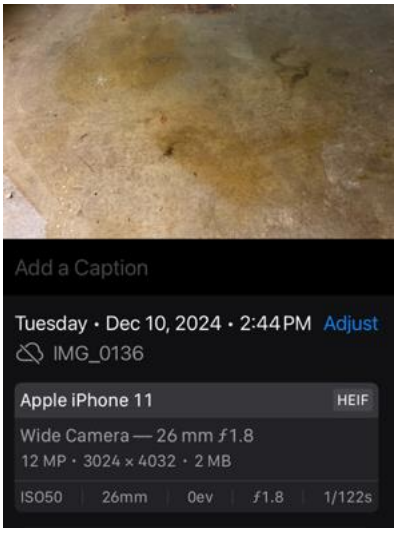
- **Soft floors (known issue), bathroom floor doesn't feel solid and uneven surface underneath top flooring layer.**

Other Flooring Issues:
some chips in kitchen, bathroom, and entrance flooring.
These are some issues that I spotted, I believe Alisha's list is more extensive.

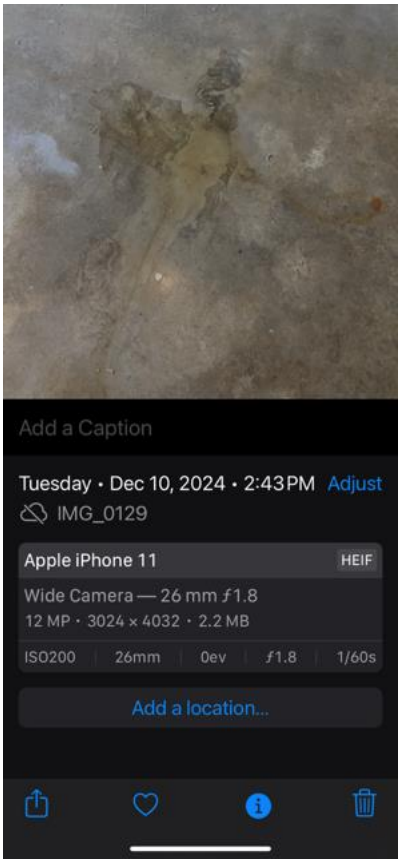
Updated Garage Pics:

I mopped it to help with the black grime from previous tenant, but opening Garage door during daylight better revealed multiple pet stains that are a little more stubborn in garage:

Urine Stains Pic#1:



Urine Pic 2: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HEIF
Wide Camera — 26 mm ƒ1.8
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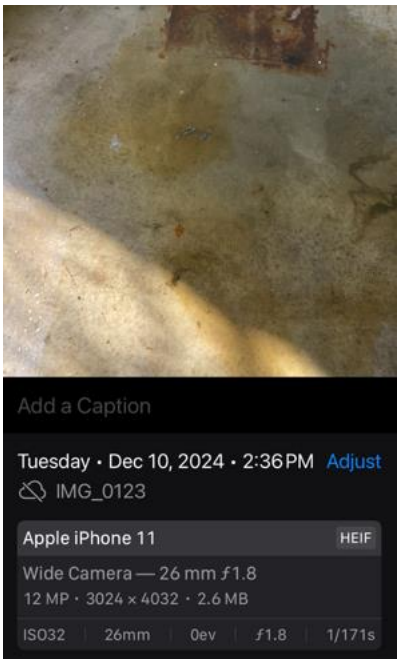
Add a location...

Urine Stain Pic #3: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Apple iPhone 11
HEIF
Wide Camera — 26 mm ƒ1.8
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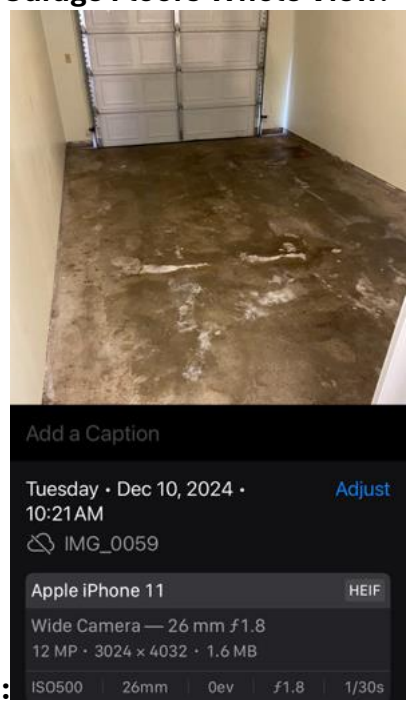
ISO32 26mm 0ev ƒ1.8 1/171s

Garage Floors Whole View:



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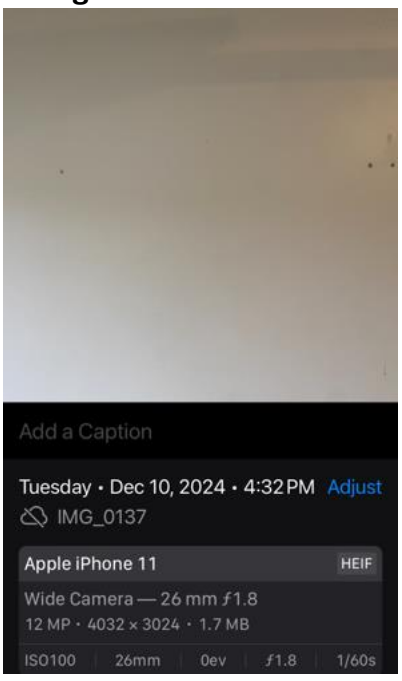
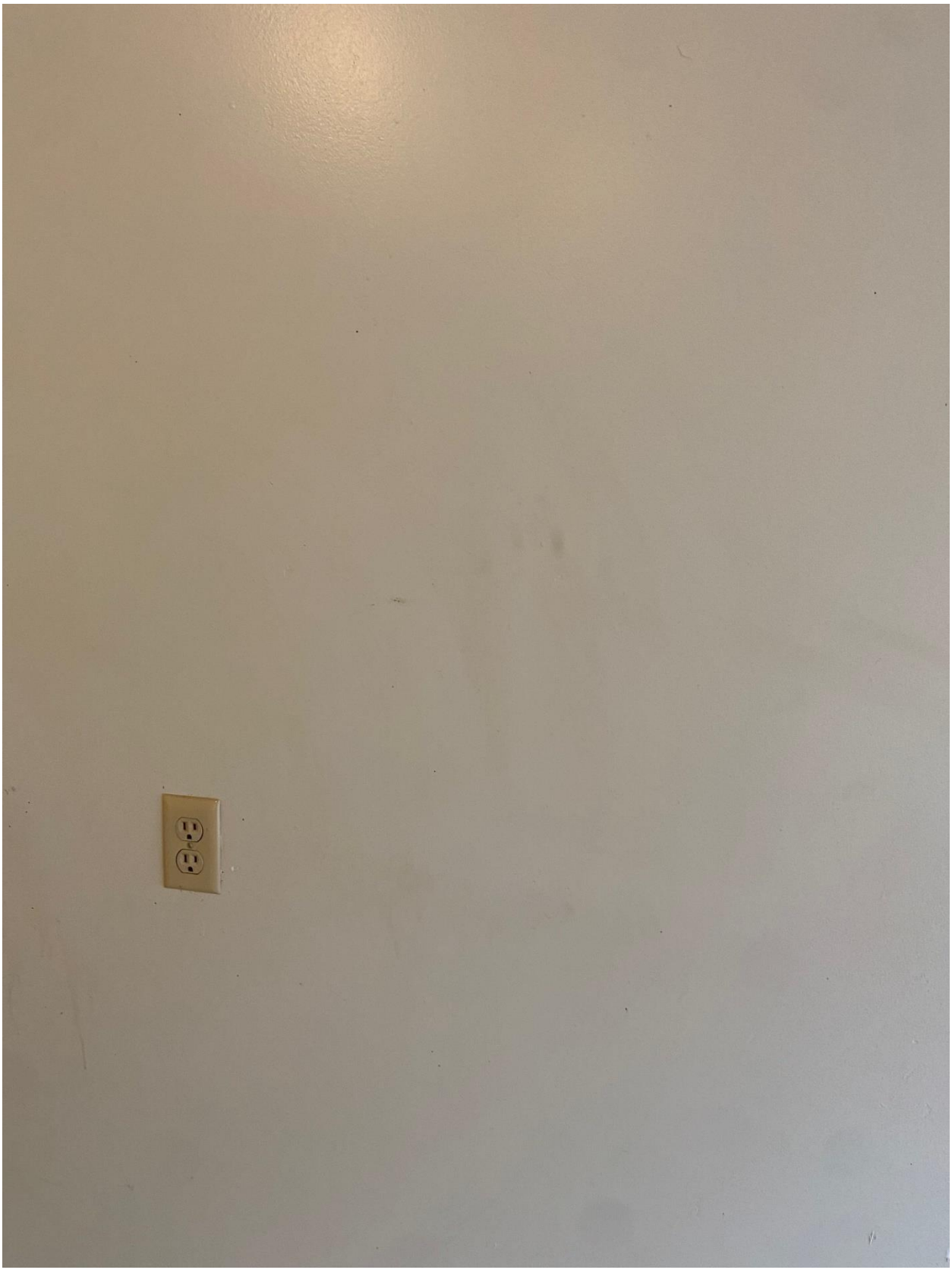
Garage Walls (large screw holes / some scuffs in paint, etc)

Garage Walls Pic#1 (example of some of the large screw / nail holes):

Garage Walls Pic#2:



Garage Walls Pic#3:



Garage Walls Pic#4:

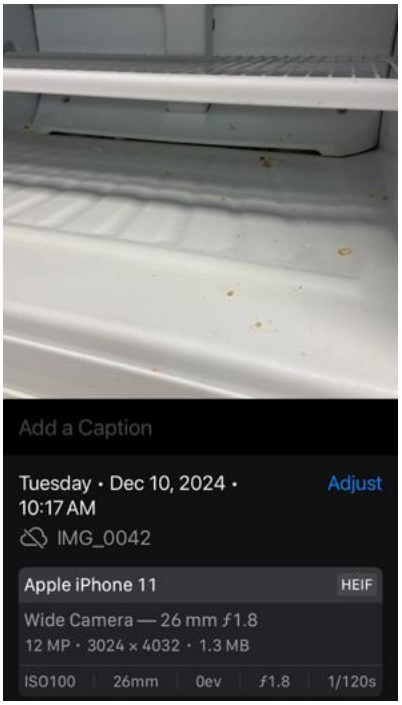
Garage Walls Pic#5:

More Large Screw Holes:

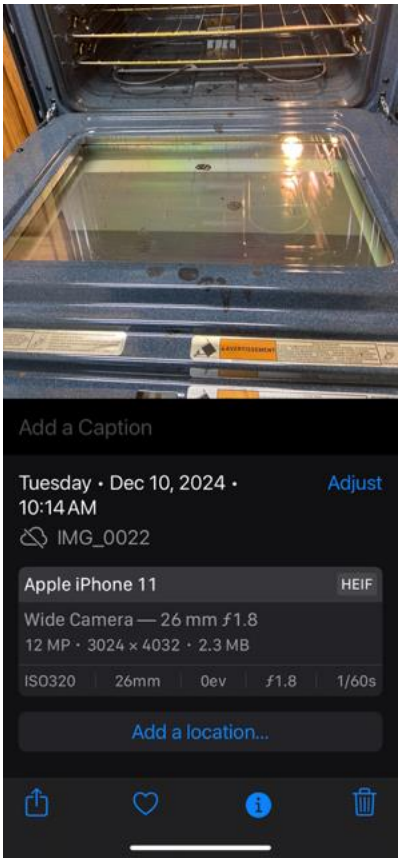
Dirty appliances:

- **Freezer in fridge also wasn't cleaned**
- **Oven also doesn't appear to have been cleaned.**

Freezer at Move-In:

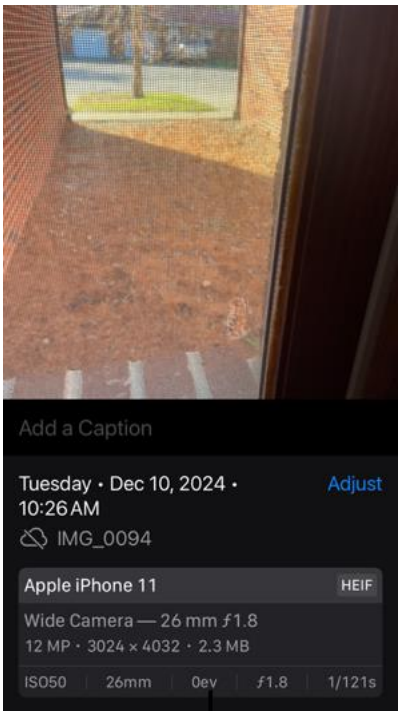


Oven at Move-IN:

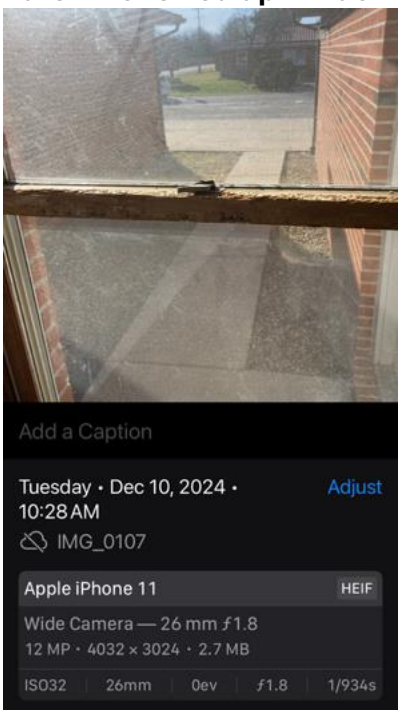


Windows:

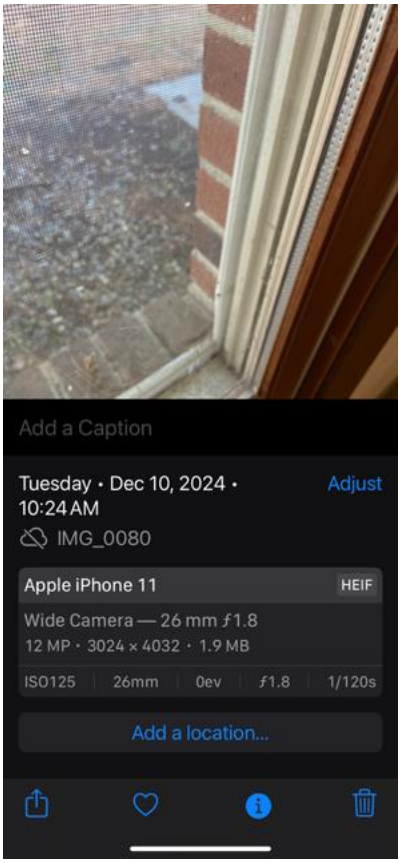
Hole in window screen (master bedroom):



Eaten / chewed up window frame in living room:

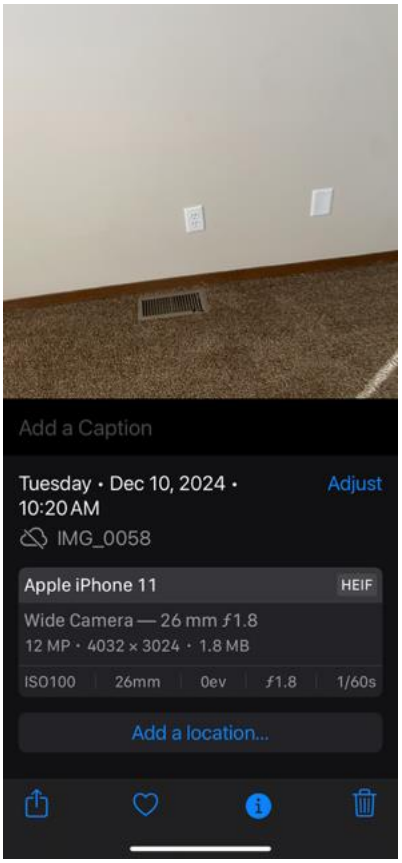


Minor bend in window screen in 2nd bd:



Walls / Paint (same issues as walk-through before I moved in, so not adding many new photos of walls):

Wall Pic#1: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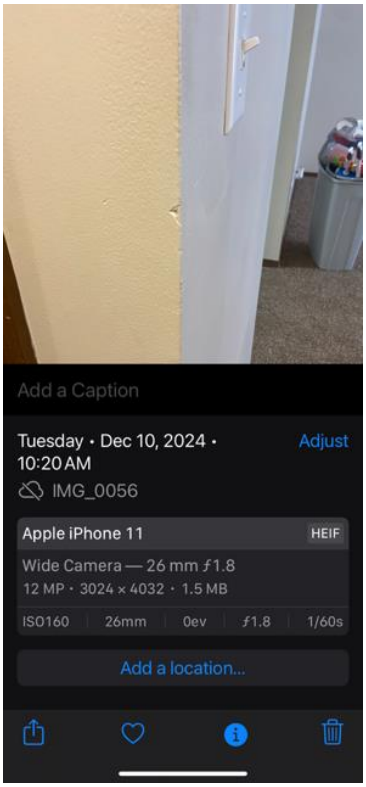
1/60s
Add a location...

Wall Pic#2: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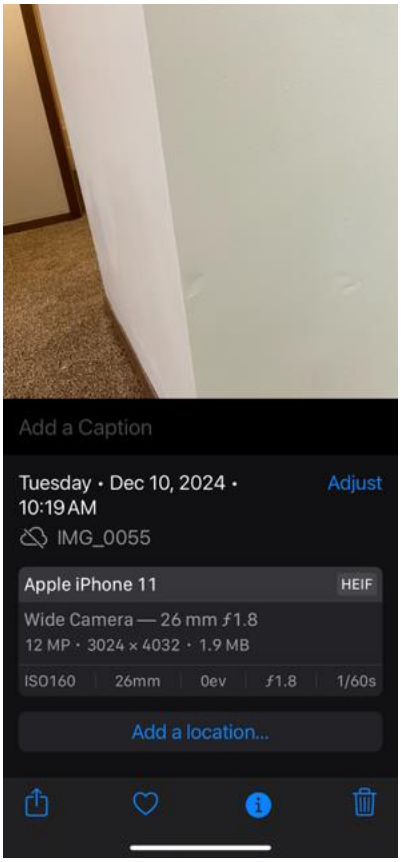
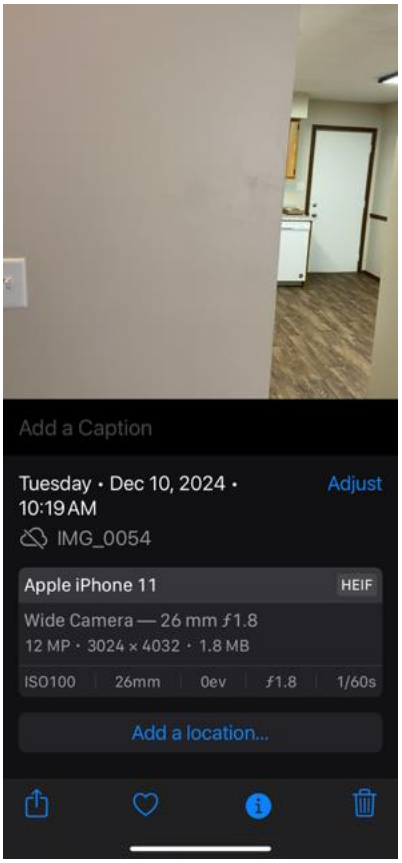
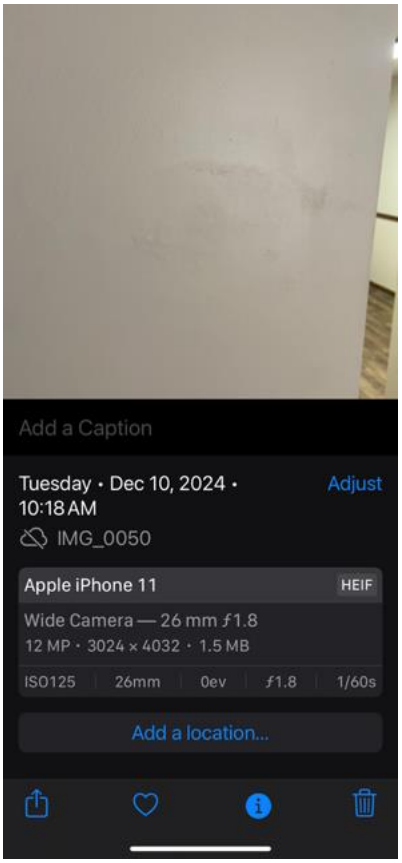
Wall Pic #3:



Wall / Paint Decect Another Example:



Another Example: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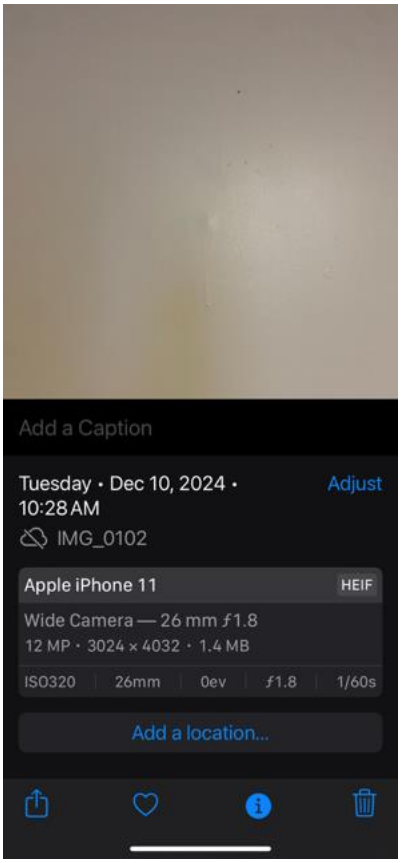
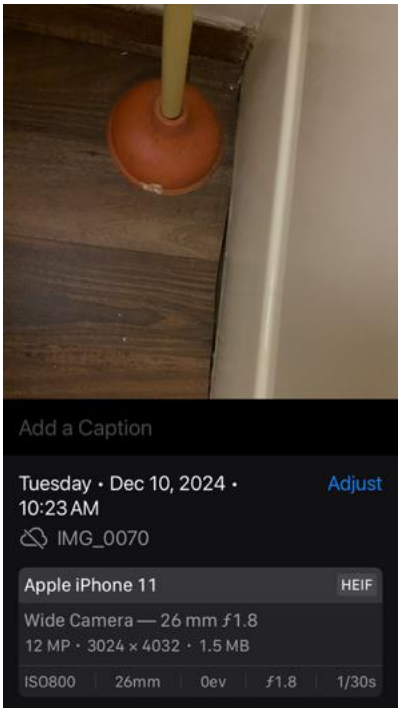


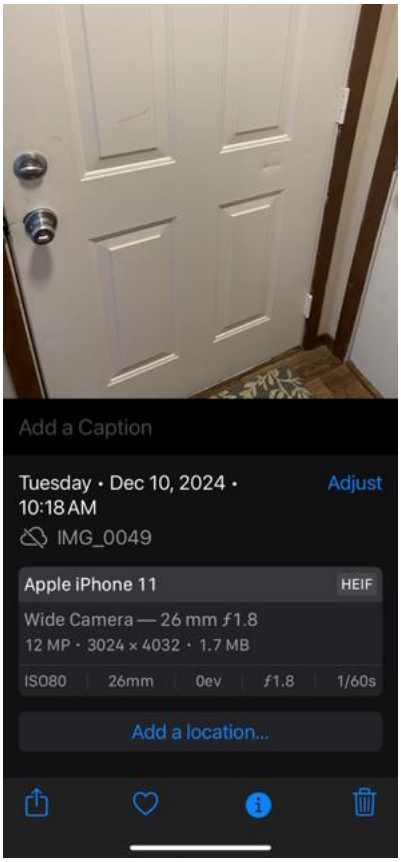
Plus See Dec 6th photos for more wall / paint defects..

Bathroom Floors:

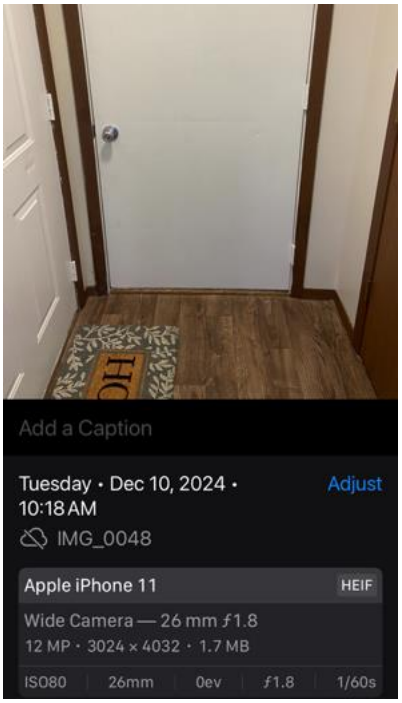


Doors On Move-In (Same / Known Issue):

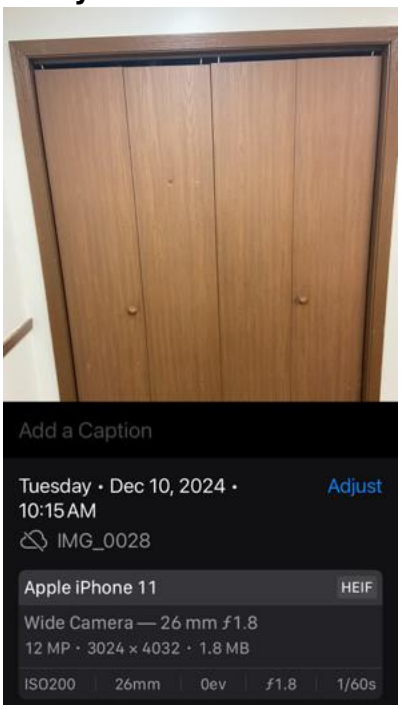
Main Entrance Door Dents:



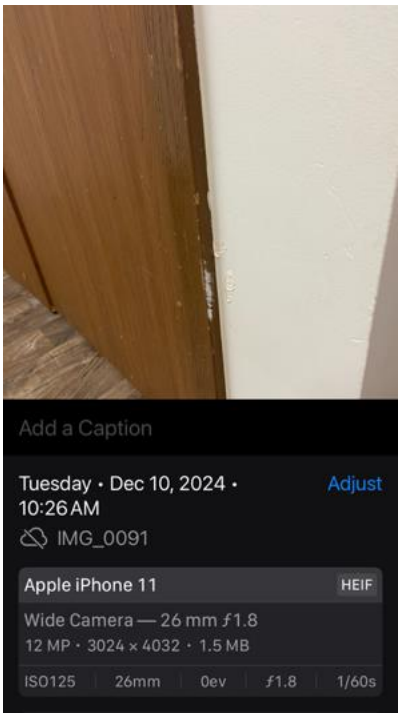
Garage Entrance Door Indentation:



Utility Door Hole:



Utility Door Molding:

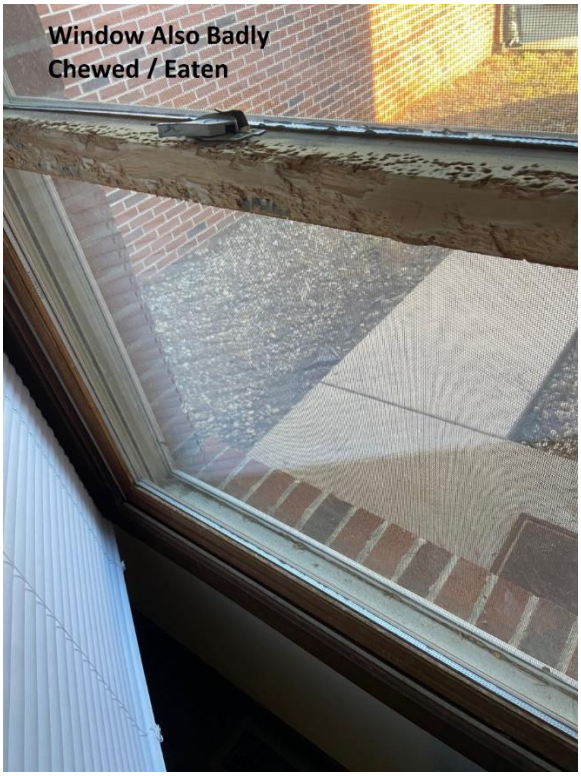


PREVIOUS INSPECTION BEFORE MOVE-IN:

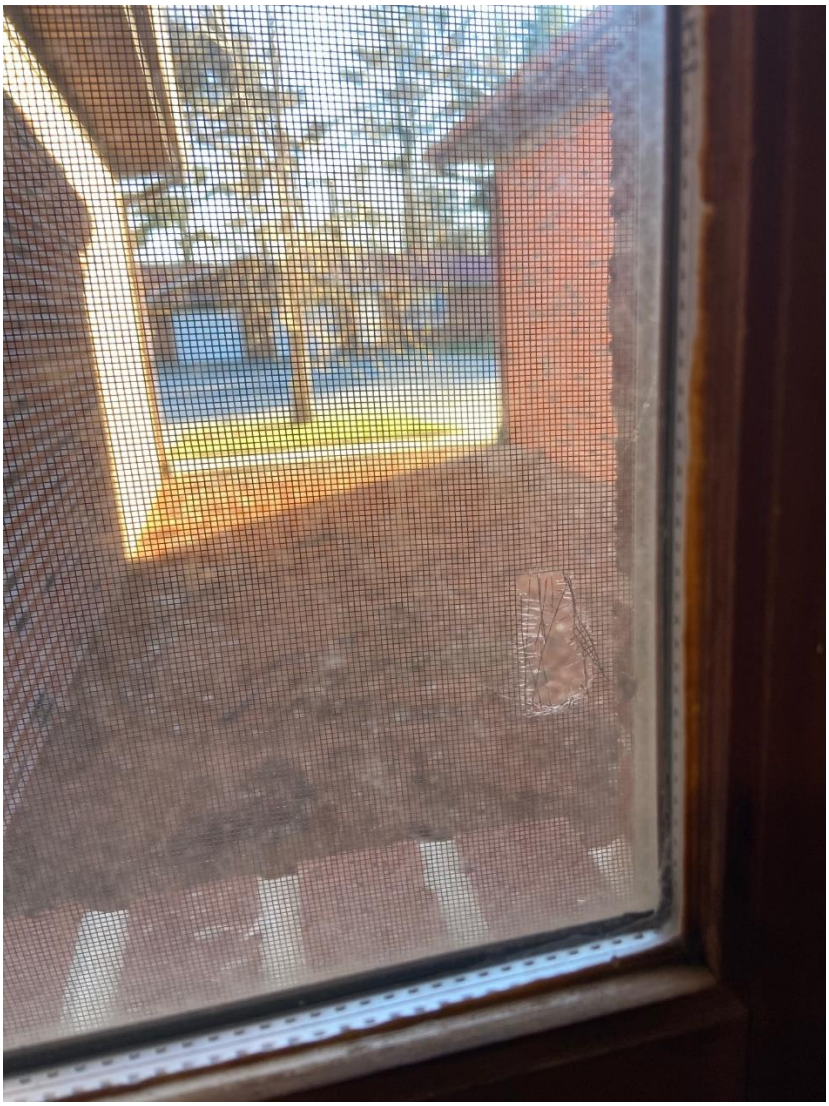
PREVIOUS PHOTOS TAKEN BEFORE MOVING IN, TAKEN ON DEC 6TH 2024:

Windows and Screens:

Bedroom Window Facing Front Badly Eaten or Insect Damage?:



Bedroom Window that Faces Front Has Hole in Screen:



Also Either Large Debris, Cobwebbs or Crack in glass (not certain) see photo:

DOOR DAMAGES AND DEFECTS (and some small white marks):

Utility Door has Hole in It (and some white marks):

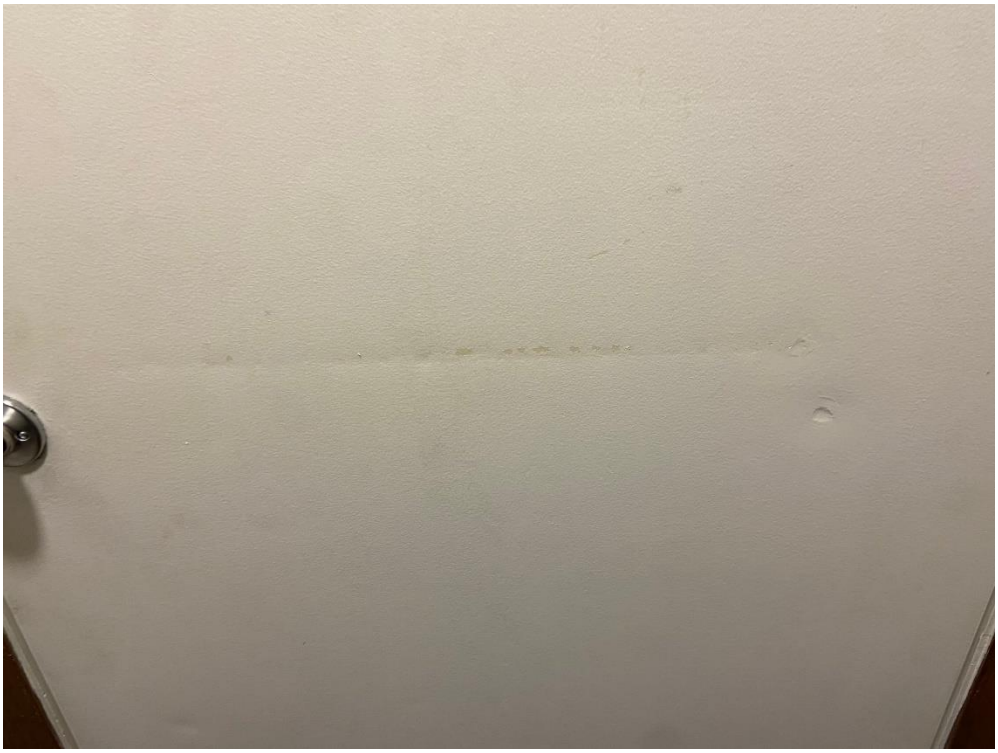
Also Bad Wall Patch / Nail Hole Cover Up Here Too:

Living Room Wall Near Kitchen:

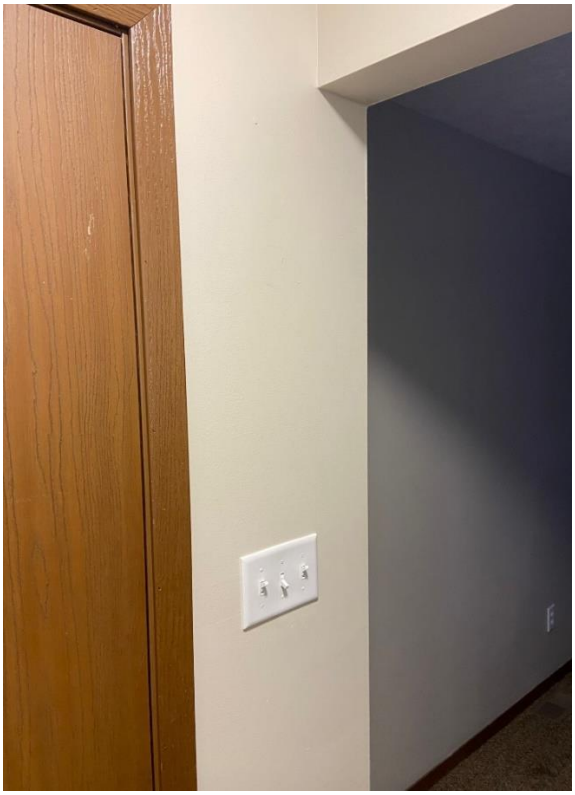
ENTRANCE DOOR ALSO DENTED & SCUFFS:

2 ENTRANCE DOOR DENTS CLOSE-UP:

Crease in Entrance Door:

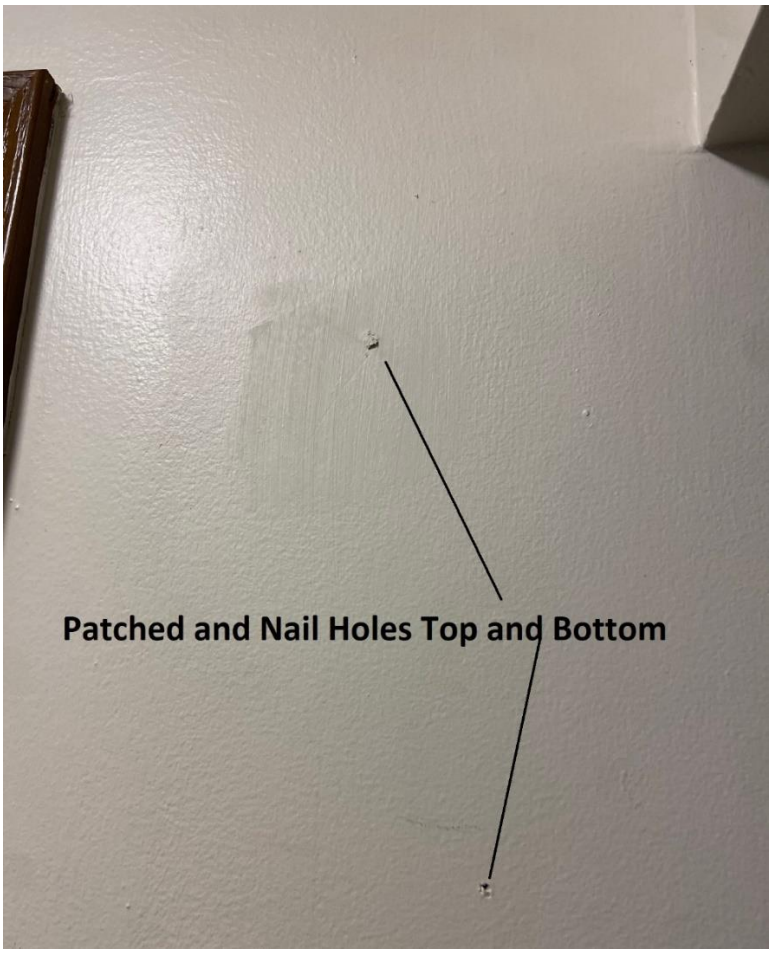


Closet Door Paint Marks:

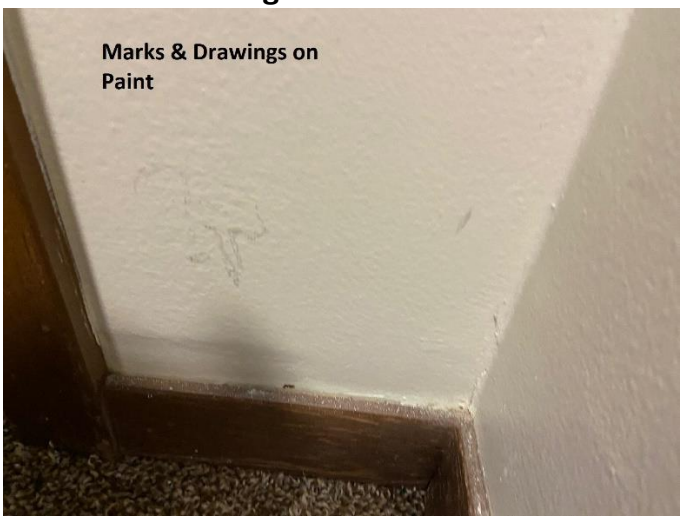


WALL & PAINT DEFECTS (photos of entrance walls, living room, bedroom, and kitchen walls):

Entrance Wall Previous Paint Scuffs, patches, and nail holes.

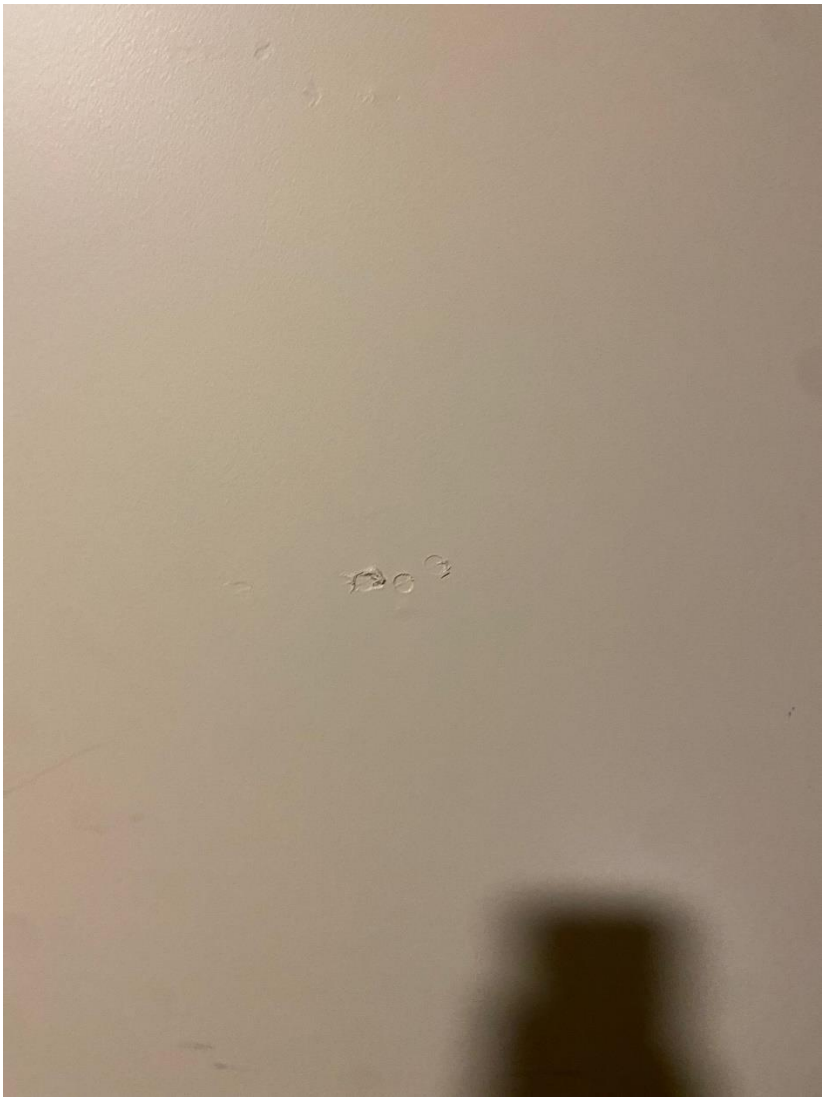


Marks and Drawings on Paint:



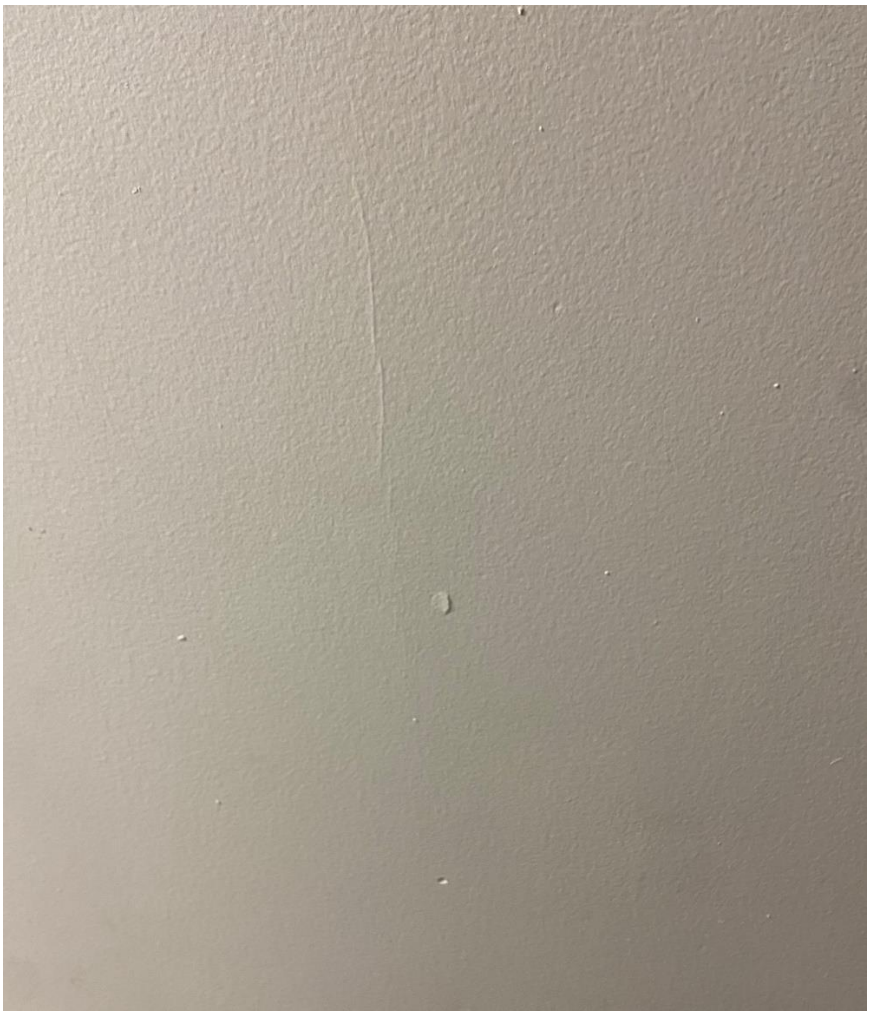
Paint Scuffs Near Bottom of Wall:

Another Wall Defect:

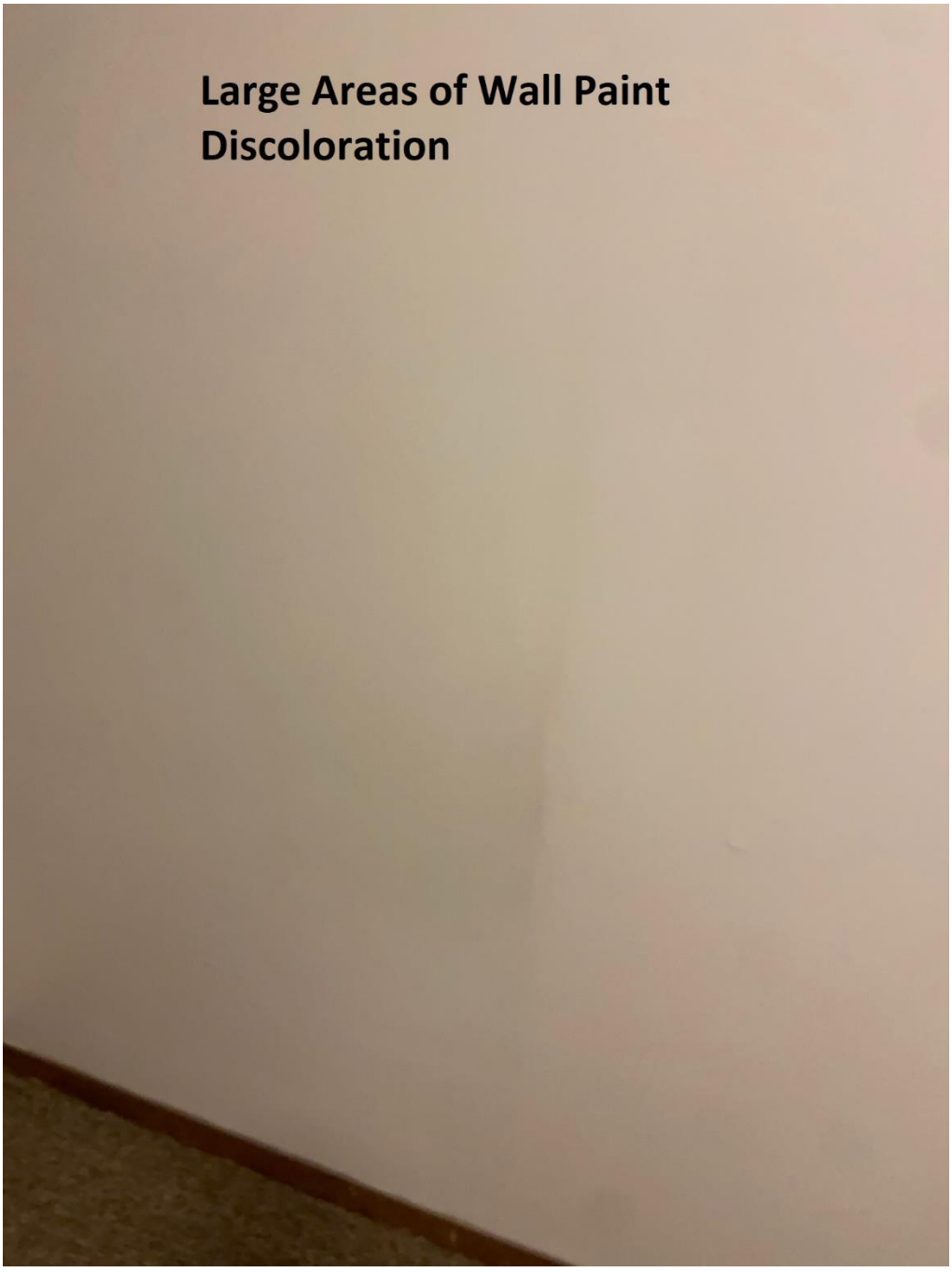


Stains and Discoloration on Wall Paint:

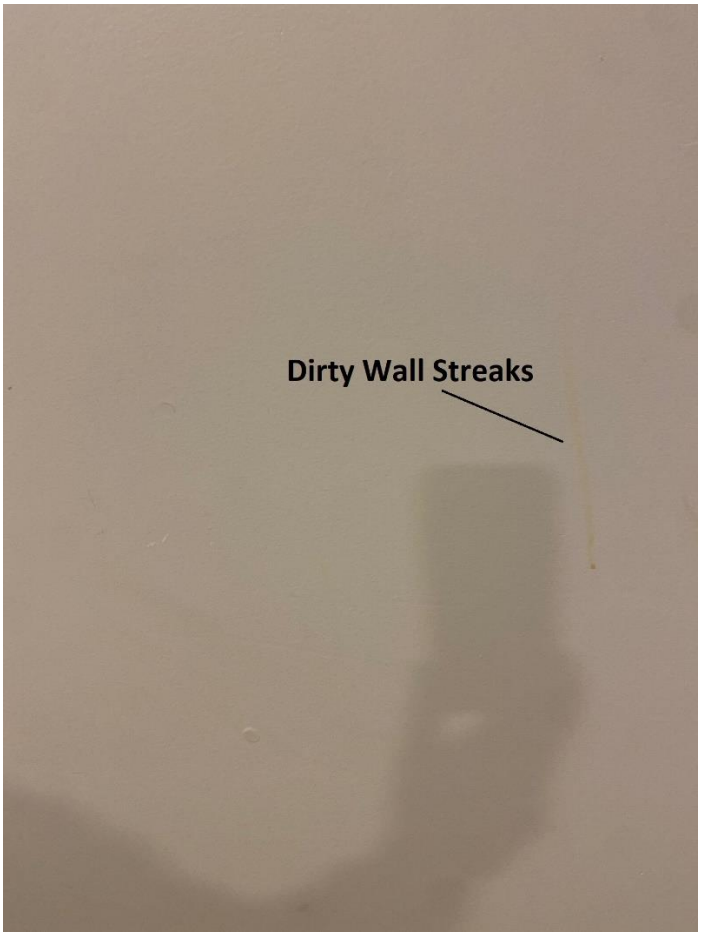
More Paint Nail Hole and Crack:



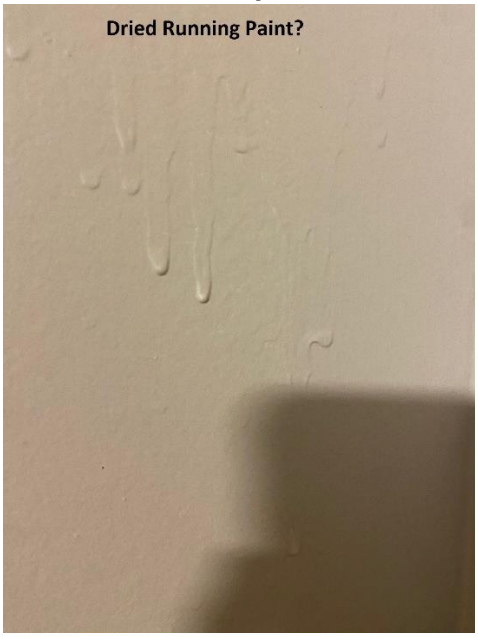
Large Areas of Wall Paint Discoloration:



Dirty Wall Streaks



Walls have some places with dried running paint:



Dents in Wall Toward Kitchen:

Another photo of one of the wall dents:

More Stains on Paint and Dents:

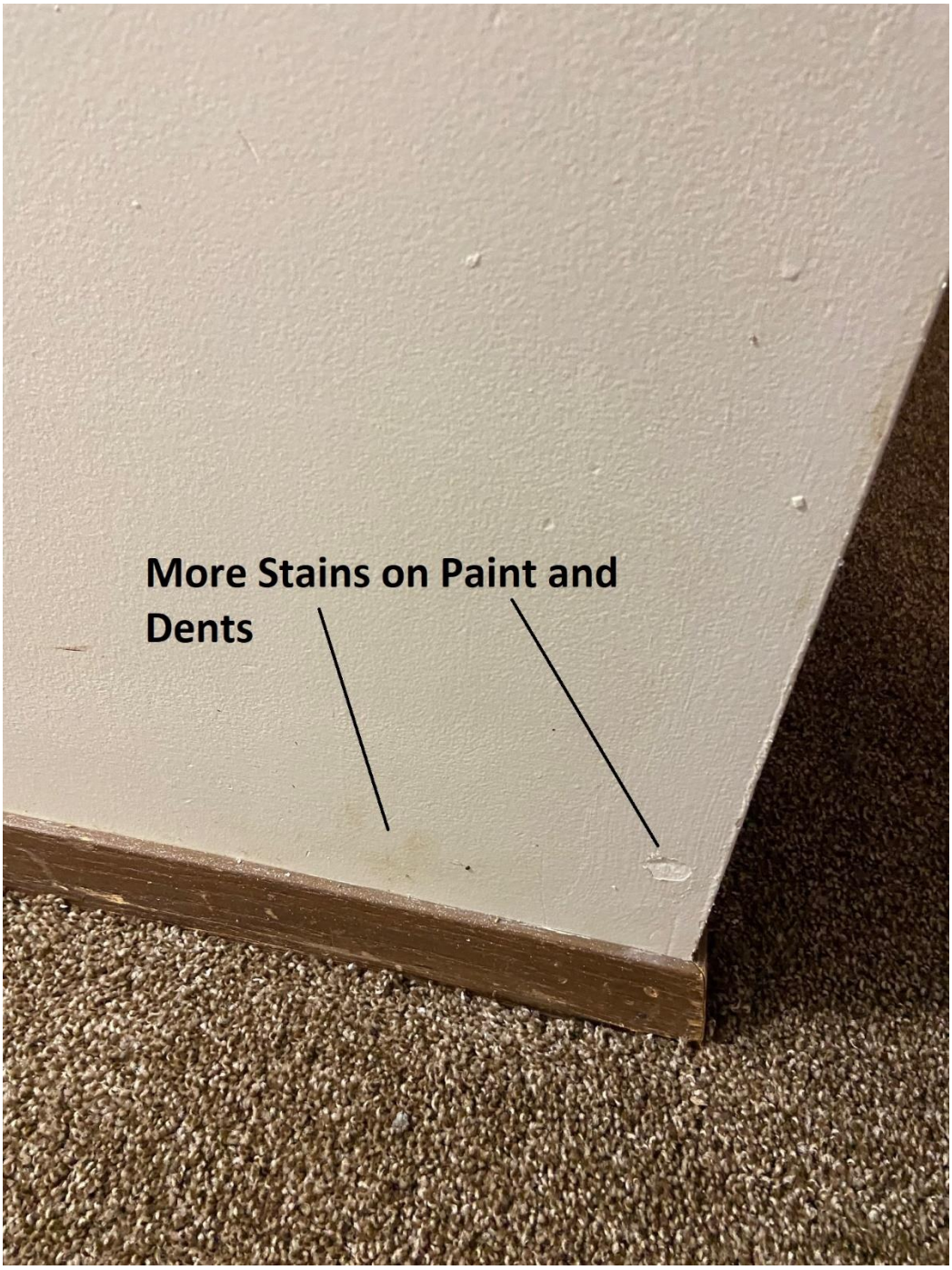
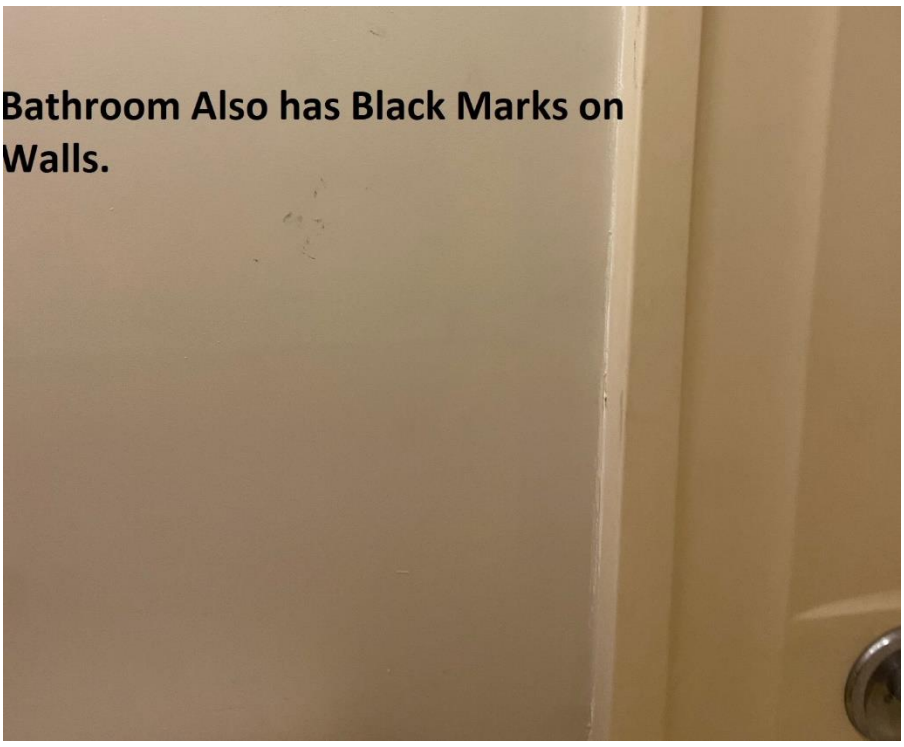

More Stains on Paint and
Dents

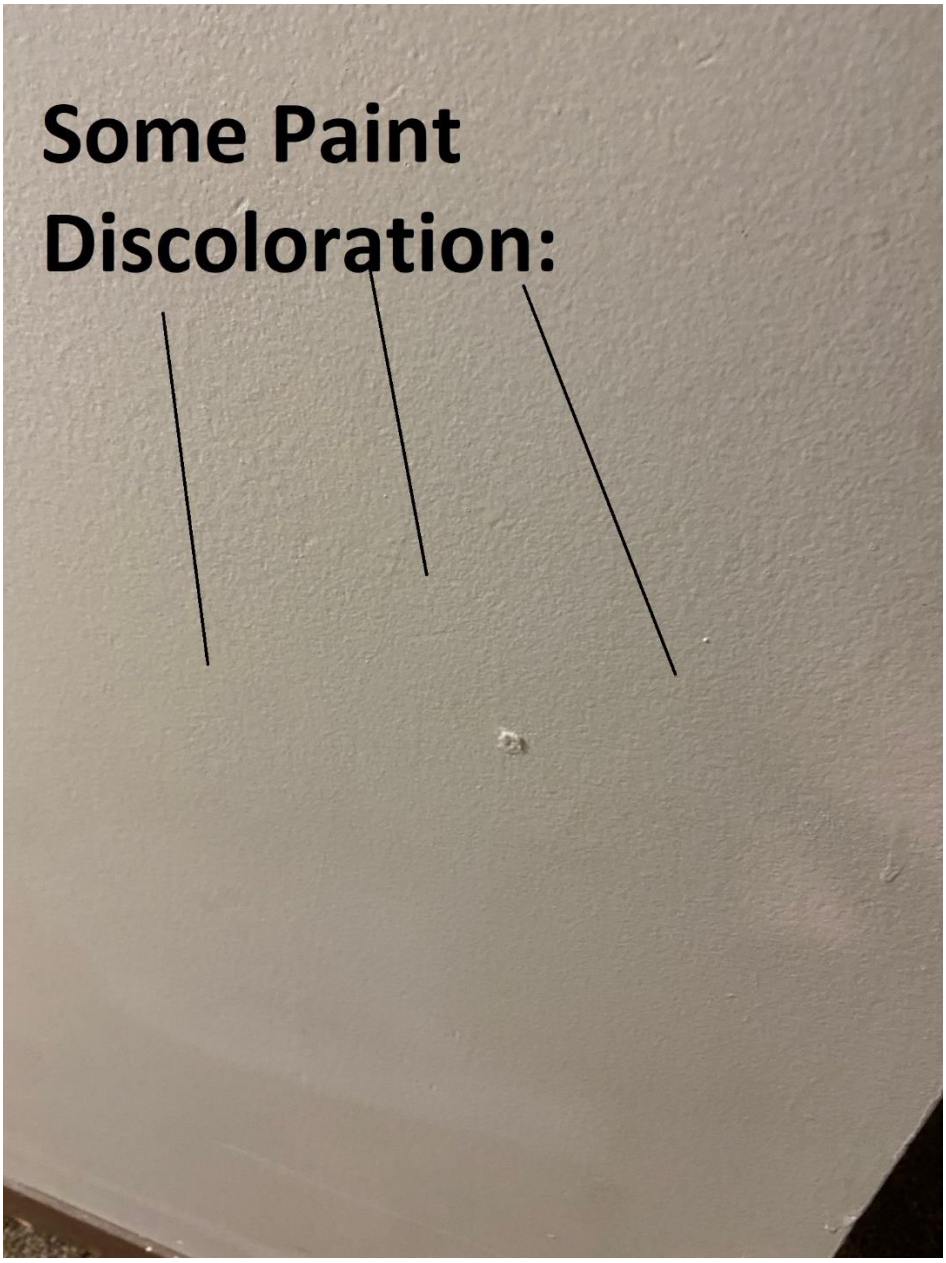
Photo of Various Black Marks on the Walls in the Duplex:

Bathroom also has Black Marks on its walls:

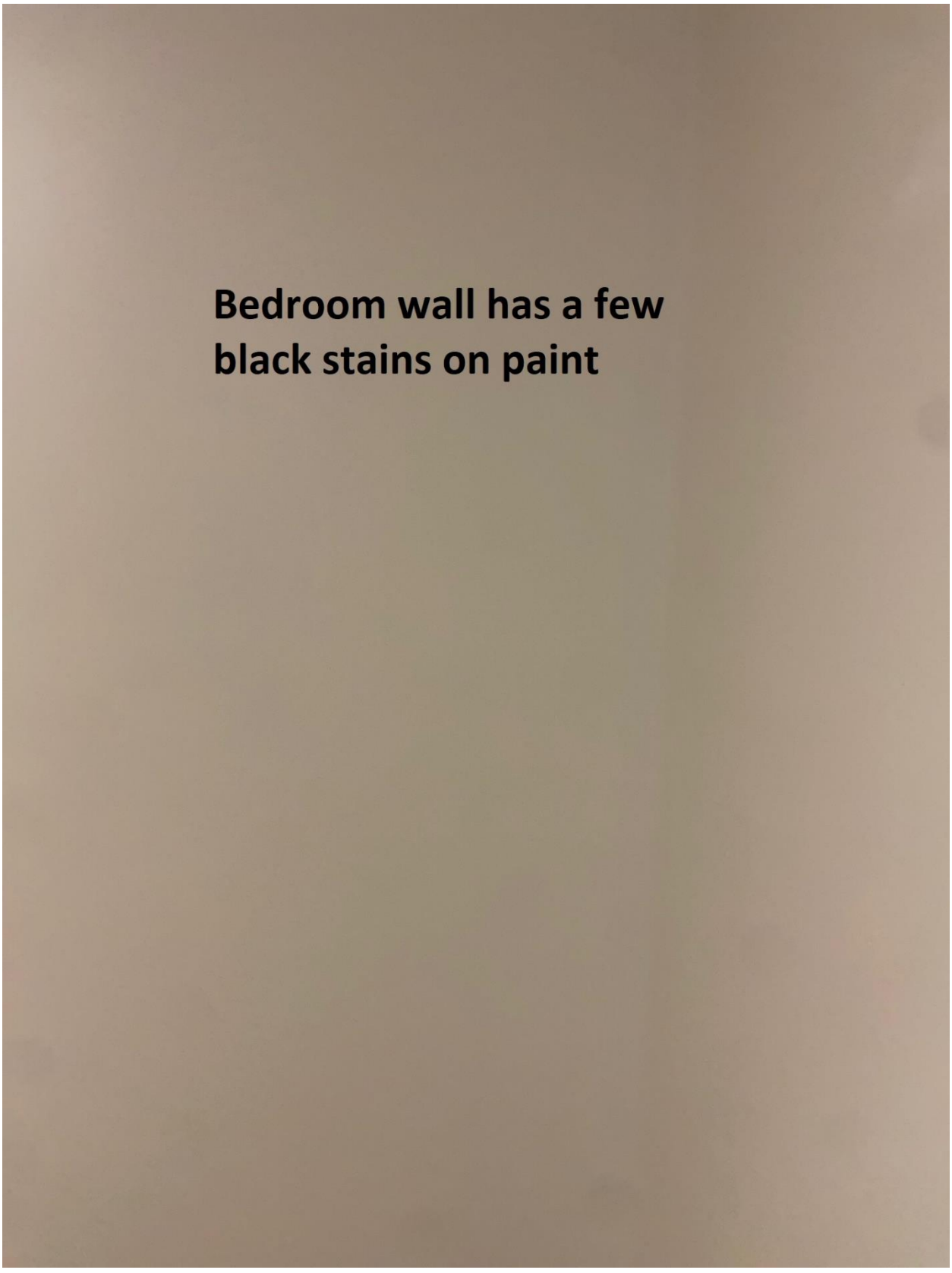


Chipped Paint Above Toilet:

Some More Paint Discoloration on Walls



Master Bedroom Walls:


Bedroom wall has a few
black stains on paint

Molding Condition in Duplex:

Photo of Floor Board Molding Condition:

Molding Around Closets (similar, has some old paint dots / marks on them):

Continued:

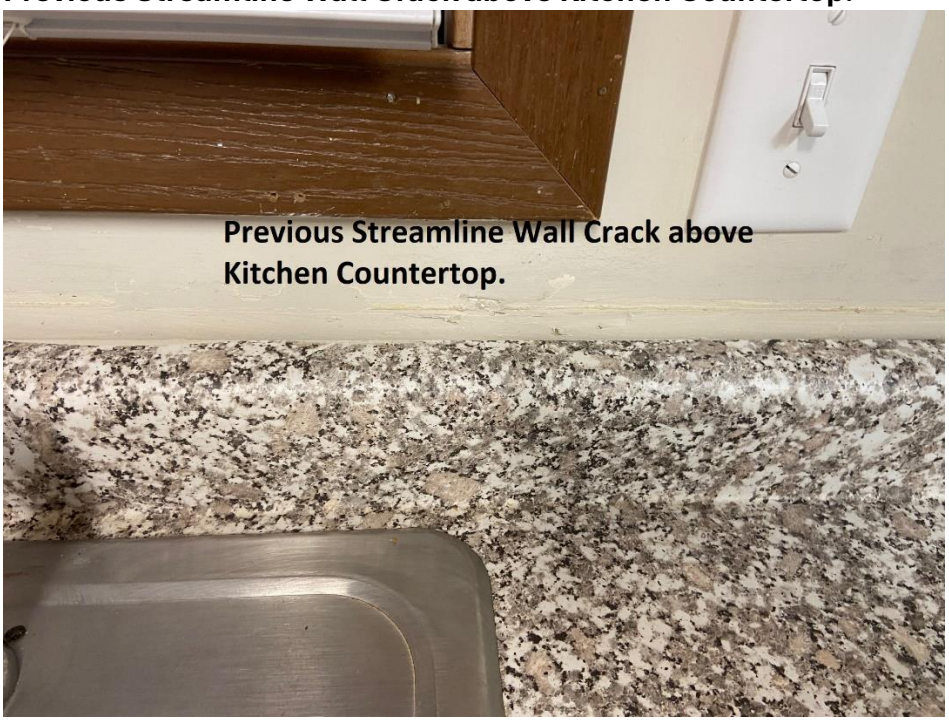
Kitchen Stove Has Many Black Smudges / Black Stuff Inside:

Refrigerator Has Rippled Warbled Wall Surface:

Medicine Cabinet Wear & Tear:

Bathtub Looks Clean Just A Bit Aged:

Previous Streamline Wall Crack above Kitchen Countertop.



CEILING DEFECTS

Minor Prior Ceiling Damage

Ceiling Stained in places (maybe water damage not sure)

3

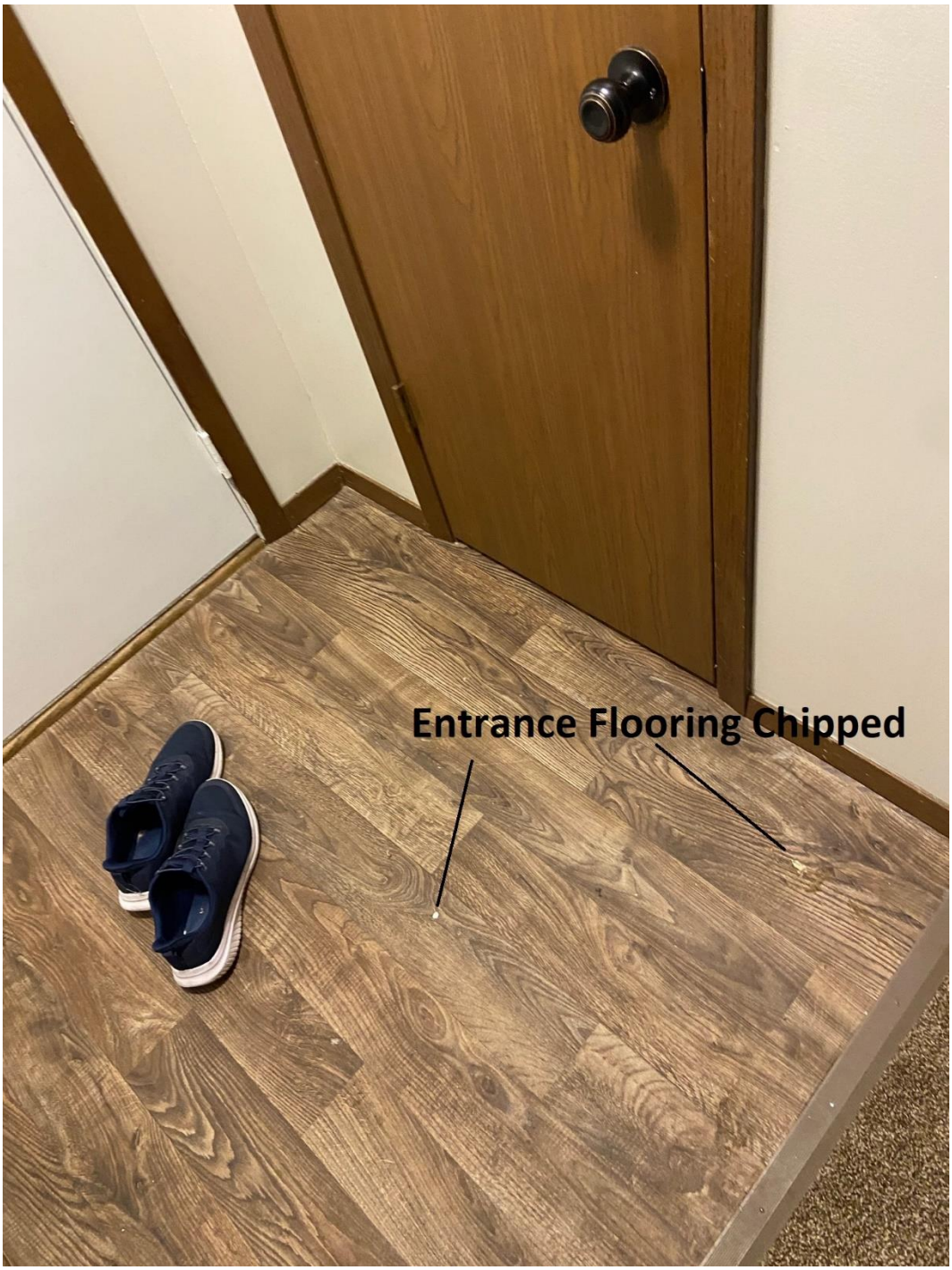
More Ceiling Stain / Water Damage Photos

6

7. Kitchen Floor Chipped:

Kitchen Floor Chips and Floor board and molding Scuffs & Paint Mark Throughout:

ENTRANCE FLOORING ALSO CHIPPED:

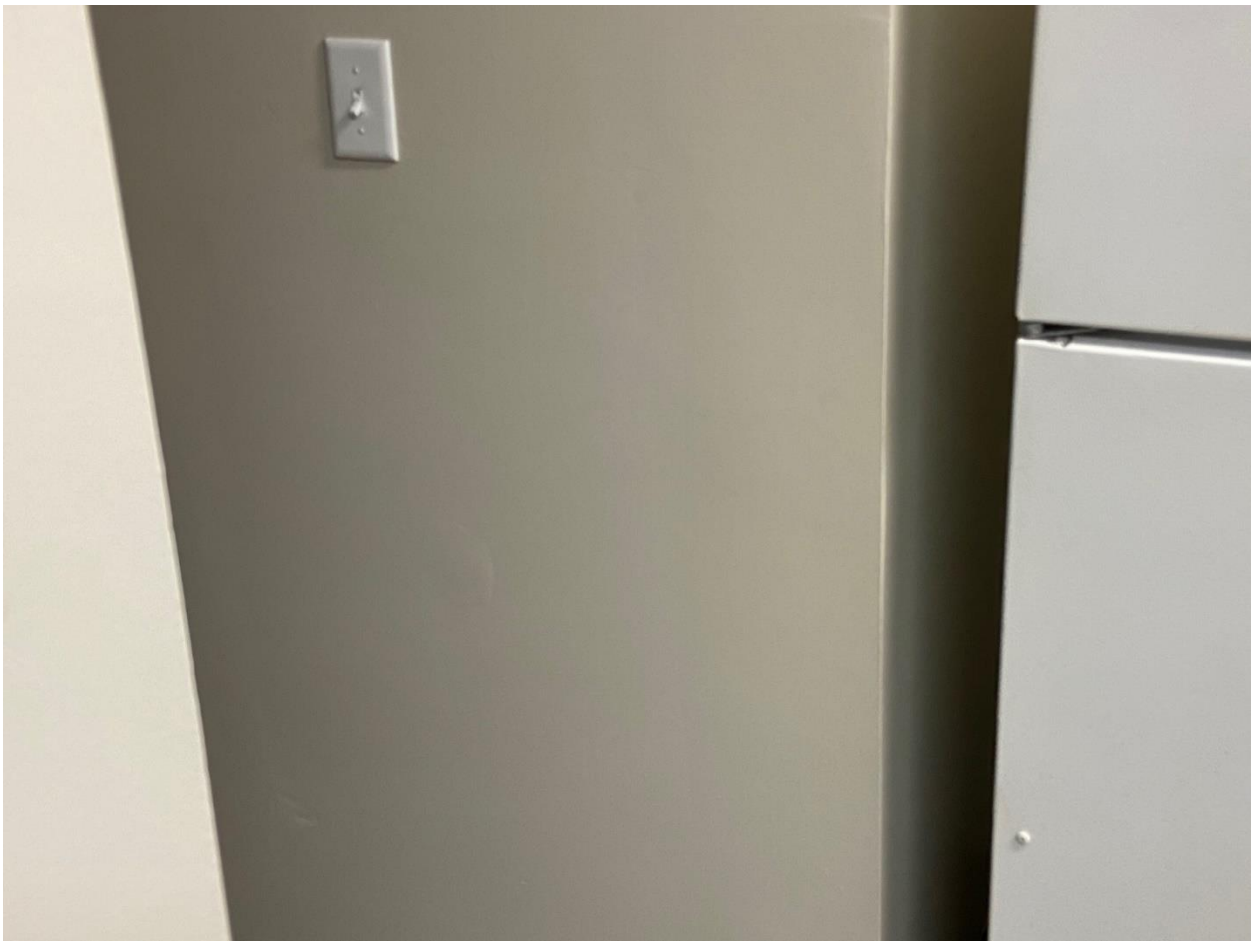


Entrance Flooring Chipped & Scuffs Close-up:

23
Entrance Flooring Chipped & Scuffs Close-up

PAINT DEFECTS:

Line in Paint / Paint Stripping

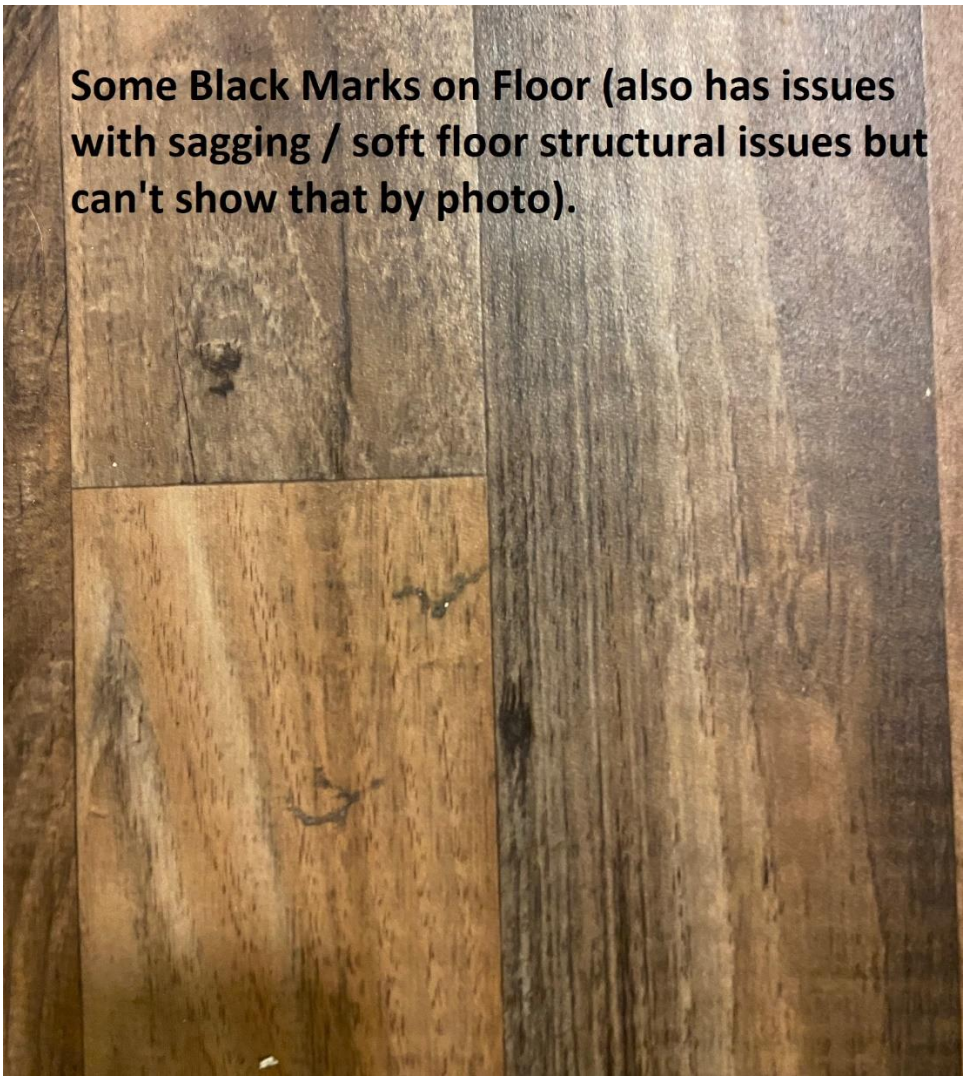


Kitchen Wall Surface Protrusions:

17

Bathroom Defects:
CAN'T DEMONSTRATE WITH A PHOTO, HOWEVER BATHROOM FLOORING FLEXES AND FEELS SPONGY DUE TO SOME STRUCTURE ISSUES UNDERNEATH IT, IT'S SOFT AND SPONGY AND FEELS LIKE IT'S ON AN UNEVEN SURFACE UNDERNEATH THE TOP FLOORING LAYER. The boards may also stress and worsen while I'm a tenant. Complete Landlord Solutions told me owner was already aware of this issue and I the future tenant (Scott Archer) won't be liable for the bathroom flooring due to pre-existing damage to it. Was told the bathroom floor may have had water damage in the past making it not solid or level underneath.

Other than the flooring structure issue explaioned above, a photo of cosmetic condition / marks on flooring.. Also open crevice around bathtub may allow future water intrusion:



Open Floor Gap Near Bathtub (water intrusion likely) and White Paint Marks:

Bathroom Floor Has Open Crevice Near Bathtub, Water Intrusion Likely due to Open Gap Along Bathtub.
Also White Marks (old paint) on Bathroom Flooring

Additional Photo of Bathroom Floor with Some Black Marks:

Garage Issues:

Garage Has Dog Smell (like dogs were living in tt and Garage Floors Seem Dirty

Garage Floors:

OTHER ISSUES / ISSUES THAT CAN'T BE SHOWN WITH PHOTOS:

- **Garage Dog Smell**
- **Bathroom Floor Doesn't Feel Solid or Level (as explained already).**